



Foliat Drive, Wantage, OX12 7AN

Guide Price £250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious three bedroom semi detached property of BISF construction benefitting an attractive rear garden and within walking distance of Wantage town centre and local amenities.

This spacious property comprises sitting room with fire place, kitchen/dining room with pleasant views over the rear garden and door leading to utility/store room.

To the first floor are three good sized bedrooms and modern family bathroom with shower over bath.

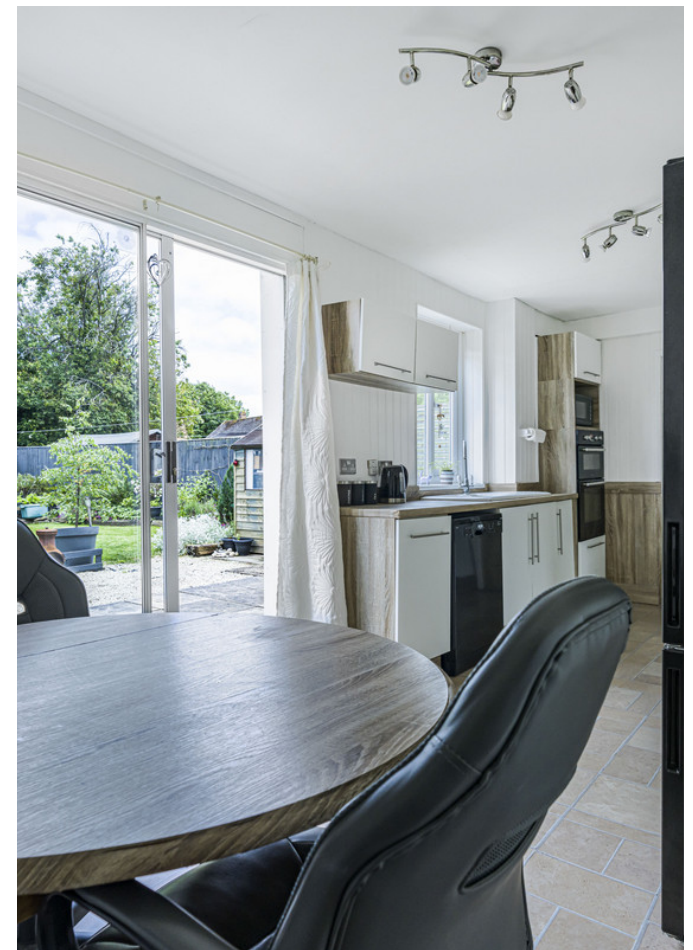
Outside the enclosed rear garden is a particular feature of this property extending to 52' (16.02m) and offering an excellent degree of privacy. Laid mainly laid to lawn with shrub borders and large shed. To the front of the property the garden is laid to lawn.

Other benefits include gas central heating and a newly replaced roof.

Construction BISF - British Iron and Steel Federation

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property does not have allocated parking however on street can be found nearby. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





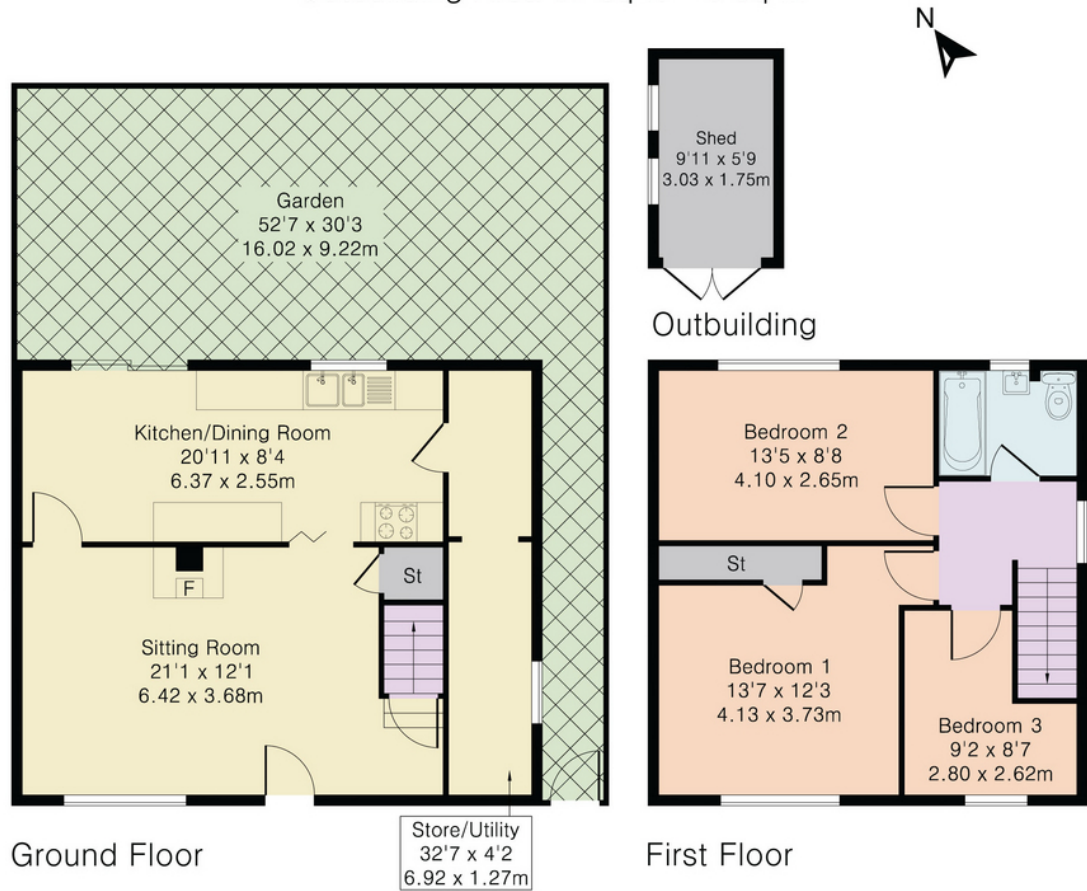
## Key Features

- Attractive rear garden
- Kitchen / dining room
- Spacious sitting room
- Quiet location close to Wantage town center
- Gas central heating
- Modern family bathroom
- Three generous bedrooms
- Council tax band: B

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Approximate Gross Internal Area 1039 sq ft – 96 sq m  
 Ground Floor Area 542 sq ft – 50 sq m  
 First Floor Area 440 sq ft – 41 sq m  
 Outbuilding Area 57 sq ft – 5 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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